

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

August 6, 2007

**Aldermen Thibault,
Smith, Forest, Roy, Long**

5:00 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Deputy City Solicitor Arnold submitting a Private Sector Use of Former Portsmouth Branch Rail Right-of-Way Line application received from Gary Janas.
Gentlemen, what is your pleasure?
4. Communication from Denise van Zanten, Library Director, advising of the City being approached by Doug Martin of Grubb and Ellis as to whether or not the City would be interested in purchasing property located at 115 West Street for use as a parking lot for the West Side Library and William B. Cashin Senior Center.
(Note: communication from the Director of Planning submitting recommendations as requested by the full Board enclosed.)
Gentlemen, what is your pleasure?
5. Communication from Jennie Angell, Interim Director of Information Systems, requesting early notification be provided to Information Systems of proposed departmental relocations to assure all technology costs associated with the moves are included in the decision making process.
Gentlemen, what is your pleasure?
6. Copy of a communication from Dennis Hebert, VISTA Program Director, to the CIP Committee requesting funds in the amount of \$12,000 for the purpose of relocating to the former OYS offices at the Rines Center.
Gentlemen, what is your pleasure?

7. Communication from David Preece, Southern NH Planning Commission Executive Director, requesting the installation of an information kiosk at an appropriate location at City Hall.
Gentlemen, what is your pleasure?
8. Communication from Kevin Lane requesting to purchase TM 254, Lot 20. (Note: communications from Kevin Lane, Planning Department and State of NHDOT enclosed.)
Gentlemen, what is your pleasure?
9. Communication from John O'Connor, PSNH Field Technician, requesting an easement deed for property known as Tax Map 492, Lot 12 in order to allow PSNH to remove an existing line that currently feeds the State of NHDOT shed on Route 101.
Gentlemen, what is your pleasure?

TABLED ITEMS

A motion is in order to remove any of the following items from the table for discussion.

10. Communication from Mayor Guinta requesting staff prepare recommendations relating to placing out to competitive/sealed bid parcels located on Granite Street, Phillippe Cote Way and Seal Tanning parking lot as requested by David Brady of Brady-Sullivan.
(Note: tabled 08/22/2006. Information previously forwarded under separate cover.)
11. Communication from Ms. France Howard requesting to purchase city-owned parcels known as Map 861, Lots 32 & 32A.
Assessors – range of value \$10,400.
Planning – determined surplus to City needs and recommends sale of two parcels to owner of 126 Phillip Street noting a condition to the sale requiring Lots 32 and 32A be merged with Lot 44 to form a single parcel.
Tax Collector – Map 0861/0032 (\$32.30 in back taxes – not including interests and costs) and Map 0861/0032-A (\$6.69 in back taxes – not including interests and costs).
(Tabled 12/05/2006)
12. If there is no further business, a motion is in order to adjourn.



**City of Manchester
Office of the City Solicitor**

One City Hall Plaza
Manchester, New Hampshire 03101
(603) 624-6523 Fax (603) 624-6528
TTY: 1-800-735-2964
Email: solicitor@ManchesterNH.gov

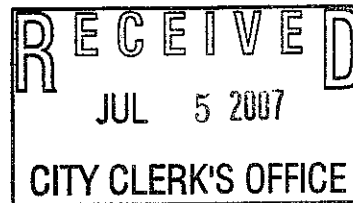
Thomas R. Clark
City Solicitor

Thomas I. Arnold, III
Deputy City Solicitor

Daniel D. Muller, Jr.
~~Michelle A. Battaglia~~
Gregory T. Muller
~~Michael A. Deane~~

July 5, 2007

Leo Bernier, Clerk
One City Hall Plaza
Manchester, New Hampshire 03101



Re: Gary Janas

Dear Leo:

I have enclosed the original application form for Private Sector Use of Former Portsmouth Branch Rail Right-of-Way Line which I received from Gary Janas Monday July 2, 2007.

Pursuant to the City of Manchester Policy Regarding Private Sector Use of the Former Portsmouth Branch Railroad Line Right-of-Way this application should be submitted to the Committee on Lands and Buildings.

Thank you for your assistance.

Very Truly Yours,

Thomas I. Arnold, III
Deputy City Solicitor

TIA/hms
enclosure

pc: Gary Janas



Private Sector Use of
Former Portsmouth Branch Rail Right-of-Way Line



Application Form

TO BE COMPLETED BY APPLICANT

1. Application submission date: 6-22-07
2. Name(s) of abutting applicant property owner(s)
 1. Gary Janas
 2. Glenn Janas
3. Street address of abutting applicant property: 61 Beech St
Manchester
4. Mailing address of abutting applicant property owner: Beech St
Manchester, NH
5. Telephone number & e-mail address where applicant abutting property owner can be reached: 603-669-6670
6. Applicant (if other than abutting property owner):

7. Mailing address of applicant (if other than than abutting property owner):

8. Telephone number & e-mail address where applicant (if other than abutting property owner can be reached:

9. Tax map & lot number of abutting applicant property:

10. List of specific uses planned for corridor: Gas line to building at
61 Beech St.

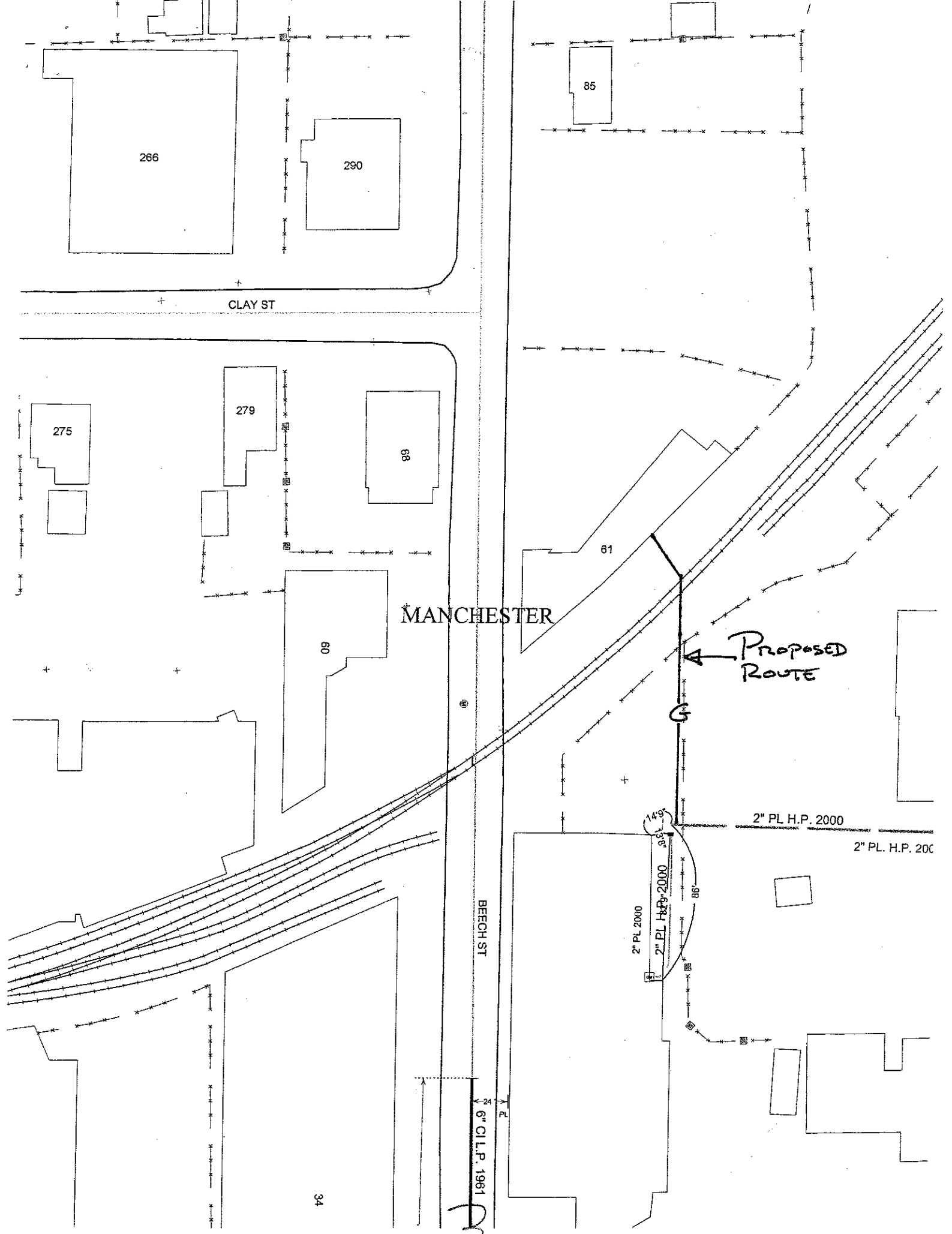
11. Required application materials.
 - (a) Application Form
 - (b) Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.
 - (c) Statement of policy acceptance (see item #12).
12. Statement of Policy Acceptance. *I hereby certify that the above information is correct; that I have submitted herewith all of the pertinent required documentation; that I have read and am familiar with the "City of Manchester Policy Regarding Private Sector Use of the Former Portsmouth Branch Railroad Line Right-of-Way"; and that, if granted a revocable license to use City-owned rail corridor land, will fulfill the provisions of that Policy.*

Owner's Signature:
 1. [Signature]
 2. Glenn Janas

Date of owner signature: 6-22-07

Agent's Signature: _____

Date of agent signature: _____



266

290

85

CLAY ST

275

279

68

MANCHESTER

60

61

Proposed
Route

2" PL H.P. 2000

2" PL. H.P. 200

BEECH ST

6" C.I.P. 1961

34

2" PL 2000

2" PL H.P. 2000

86

Subj: **FW: Building for sale**
Date: 6/18/2007 5:08:09 PM Eastern Daylight Time
From: MLOPEZ@manchesternh.gov
To: aldmjl@aol.com

From: VanZanten, Denise
Sent: Monday, June 18, 2007 5:01:01 PM
To: Guinta, Frank; Lopez, Michael
Subject: Building for sale
Auto forwarded by a Rule

Dear Mayor Guinta and Alderman Lopez,

Late last Friday I received a phone call from Doug Martel of Grubb and Ellis, who represents the owner of the old Prive Garage at 115 West Street, behind our West Branch library. The owner is asking \$209,000 for the property and they know that the city has had an interest in increasing parking for the library and senior center.

After meeting with the Trustees today for our monthly meeting they have asked me to let you know of this opportunity. We know that city funds are extremely tight but felt that we should at least bring this potential for additional parking to your attention. If you should have any questions please give me a call.

Sincerely,

Denise

Denise van Zanten
Library Director
Manchester City Library
405 Pine Street
Manchester, New Hampshire 03104
603-624-6550 X329

1/4

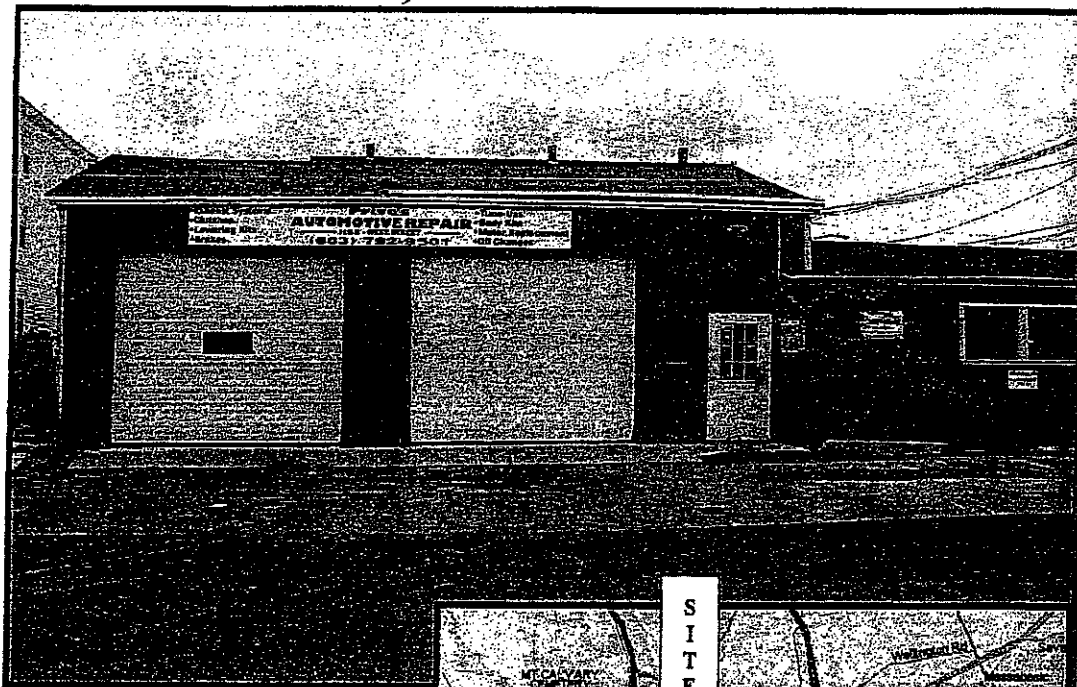
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Tuesday, June 19, 2007 America Online: Aldmjl

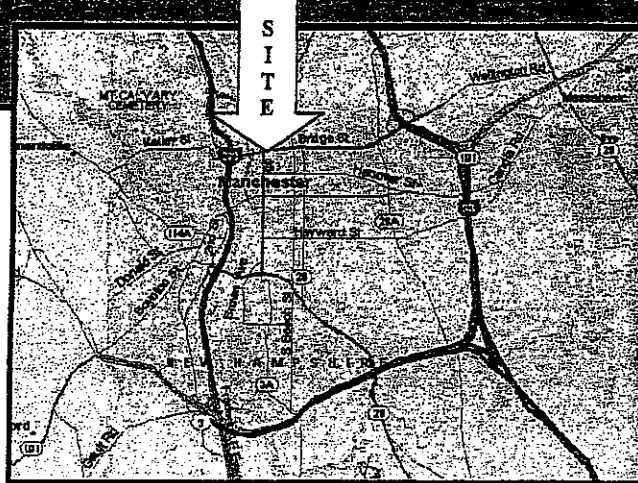
For Sale

115 West Street Manchester, NH

- 2,844+/- sf service/warehouse building available for sale on .23+/- acres
- 4 additional storage garage units available which lends to more income potential
- Easily accessible via Exit 5 (Granite Street) off Route 293
- R3 zoning allows for grandfathered use as a automotive shop and/or appliance repair
- Ideal location for auto repair or sales shop
- Interior highlights: office, rest room, bay heights (12'), size of doors (10')
- Neighbors include the recently renovated West Side Library and Manchester West High School



List Price:
\$209,000



For additional information, please contact:

Doug Martin

dmartin@coldstreamre.com

Jim DeStefano

jdestefano@coldstreamre.com



Grubb & Ellis.

Property Solutions Worldwide

Coldstream
Real Estate
Advisors, Inc.

170 South River Road Bedford, NH 03110

(603) 623-0100 Fax (603) 645-6576

Independently Owned and Operated

www.coldstreamre.com

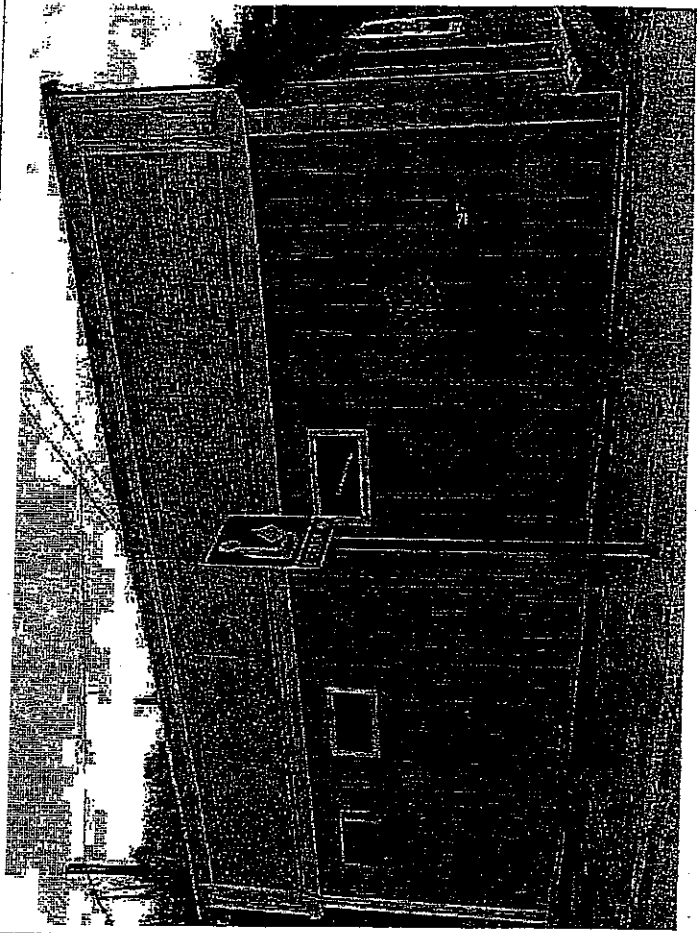
The information contained herein is from sources deemed reliable, but is not guaranteed by Grubb & Ellis/Coldstream Real Estate Advisors, Inc. (G&E/CREA). G&E/CREA assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. All data is subject to change of price, error, omission, other conditions or withdrawal without notice. G&E/CREA welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. G&E/CREA is acting as the Seller's/Lessor's agent in the marketing of this property.

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MAP ID: 06291/0002/1
Other ID:

三、

BAS SLB	28	32	41
BAS SLB	28		



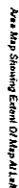
Property Location: 115 WEST ST
Vision ID: 19135











MAP ID: 0629 / 0002 / 1
Other ID:

Blfg #: 1 Card 1 of 1 Print Date: 05/24/2005 09:58

CURRENT TOWNER JBCDC LLC 115 WEST ST MANCHESTER, NH 03102 Additional Owners:		LOCATION I Level I All Public I Paved I Urban		ASSESSMENT Code 3260 3260 3260 Assessed Value 43,300 55,300 9,900	
ACCOUNT # 8422379 Land Adjust NO Voided NO Total SF 10130 Zone C Frontage/Dep No Parcel Zip 03102-4342		ASSESSMENT Code 3260 3260 3260 Assessed Value 43,300 55,300 9,900		ASSESSMENT Code 3260 3260 3260 Assessed Value 43,300 55,300 9,900	
RECORD OF OWNERSHIP JBCDC LLC HEBERT, LEONARD		ASSESSMENT Code 3260 3260 3260 Assessed Value 43,300 55,300 9,900		ASSESSMENT Code 3260 3260 3260 Assessed Value 43,300 55,300 9,900	
EXEMPTIONS Type/Description Amount Code Description Number Amount Comm. Int.		EXEMPTIONS Type/Description Amount Code Description Number Amount Comm. Int.		EXEMPTIONS Type/Description Amount Code Description Number Amount Comm. Int.	
PERMIT 100% COMPLETE 3/07/01 DBA= WORKMANS CLUB		PERMIT 100% COMPLETE 3/07/01 DBA= WORKMANS CLUB		PERMIT 100% COMPLETE 3/07/01 DBA= WORKMANS CLUB	
BUILDING RECORD Permit ID 4-1183 Issue Date 4/6/2004 Type CM Description Commercial		BUILDING RECORD Permit ID 4-1183 Issue Date 4/6/2004 Type CM Description Commercial		BUILDING RECORD Permit ID 4-1183 Issue Date 4/6/2004 Type CM Description Commercial	
LANDING & BUILDING SECTION BH Use Code 1 3260 Description REST/CLUBS Zone D Frontage Depth Units 10,130.00 SF Unit Price 4.27 I. Factor 1.00 S.I. 1 C. Factor 1.00 Nbhd. 631 Adj. 1.00 Notes-Adj/Special Pricing Adj. Unit Price 4.27 Land Value 43,300		LANDING & BUILDING SECTION BH Use Code 1 3260 Description REST/CLUBS Zone D Frontage Depth Units 10,130.00 SF Unit Price 4.27 I. Factor 1.00 S.I. 1 C. Factor 1.00 Nbhd. 631 Adj. 1.00 Notes-Adj/Special Pricing Adj. Unit Price 4.27 Land Value 43,300		LANDING & BUILDING SECTION BH Use Code 1 3260 Description REST/CLUBS Zone D Frontage Depth Units 10,130.00 SF Unit Price 4.27 I. Factor 1.00 S.I. 1 C. Factor 1.00 Nbhd. 631 Adj. 1.00 Notes-Adj/Special Pricing Adj. Unit Price 4.27 Land Value 43,300	
NET TOTAL APPRAISED PARCEL VALUE 108,500		NET TOTAL APPRAISED PARCEL VALUE 108,500		NET TOTAL APPRAISED PARCEL VALUE 108,500	

4



-  Parcels
 Easements
 Building
 Deck
 Foundation
 Other Building
 Pool Above-Ground
 Pool Below-Ground
 Tank
 Roads

DISCLAIMER

This information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not a survey-quality, AS-Boundless, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and its users have no official or legal value. The City does not warrant, represent or implied, concerning the accuracy, completeness, or reliability of the information appearing on any particular site. The City assumes no liability for any information that may be used or misused of this information. The official public records from which this information was compiled are kept in the offices of various City, County and State government, agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



CITY OF MANCHESTER

Board of Aldermen



July 9, 2007

IN BOARD OF MAYOR & ALDERMEN

DATE: July 10, 2007

ON MOTION OF ALD. Lopez

SECONDED BY ALD. Thibault

VOTED TO refer to the Committee on
on Lands and Buildings.

S. L. Bernier

CITY CLERK

The Honorable
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, NH 03101

Re: Potential acquisition of property abutting the Senior Center

Dear Colleagues:

When the William B. Cashin Senior Center was built we were all aware that parking was needed. I recently received an e-mail addressed to myself and the Mayor regarding the availability of 115 West Street, located in the rear area of the City Library/Senior Center. The property is up for sale.

In a conversation with Grub and Ellis I was informed that "the owner is willing to work with the city in buying this building for parking." Enclosed is information relating to the property.

Therefore, I am asking the Board's approval to request Bob MacKenzie to contact Grub & Ellis to discuss a reasonable purchase price for the city and report to the Committee on Lands and Buildings as soon as possible.

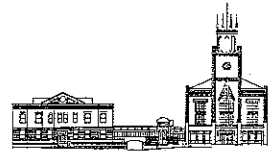
Sincerely,

[Signature]
Mike Lopez
Alderman-At-Large



CITY OF MANCHESTER

Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

July 30, 2007

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Possible acquisition of 115 West Street for the Senior Center & West Side Library*

Honorable Committee Members:

The BMA has requested that I review property at 115 West Street for possible acquisition by the City for purposes of additional parking for both the Senior Center and the West Side Library.

The attached facilities have two distinct parking areas: one behind the West Side Library with 11 spaces and one behind the Senior Center with 45 spaces. There is also an agreement with the adjacent church for up to 5 spaces for a total of 61 available parking spaces. The directors of the Library and Senior Center indicate that both facilities are popular destinations on the West Side and regularly exceed the available parking capacity. The property at 115 West Street abuts a portion of the West Side Library and extends outward to West Street along the alley. It is estimated that removing the current buildings on the property and creating a parking lot would add approximately 25 parking spaces or a 40% increase.

The property at 115 West Street contains two small commercial buildings and has an asking price of \$209,000. The buildings would have to be demolished to make way for parking. The site abuts a residential property and the parking lot for the Workman's Club. I have met with the commercial broker for the property – Grubb & Ellis – but have not as yet discussed any possible offer by the City.

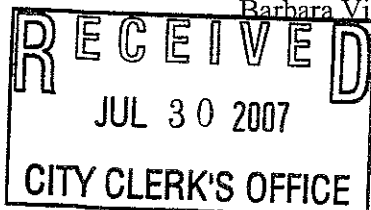
If the City were to proceed to a purchase and sales agreement, I would recommend that a Phase 1 Environmental Site Assessment be done, a title search of the property, and that the P&S be subject to a vacant building at time of closing. I have attached a draft project budget (excluding acquisition cost which is to be negotiated) and a site sketch of possible parking on the site.

I would note that several City departments have helped in the evaluation and I appreciate their assistance. If you have any questions, our staff will be available at your meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Denise van Zanten
Barbara Vigneault



4
One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Estimated Project Costs

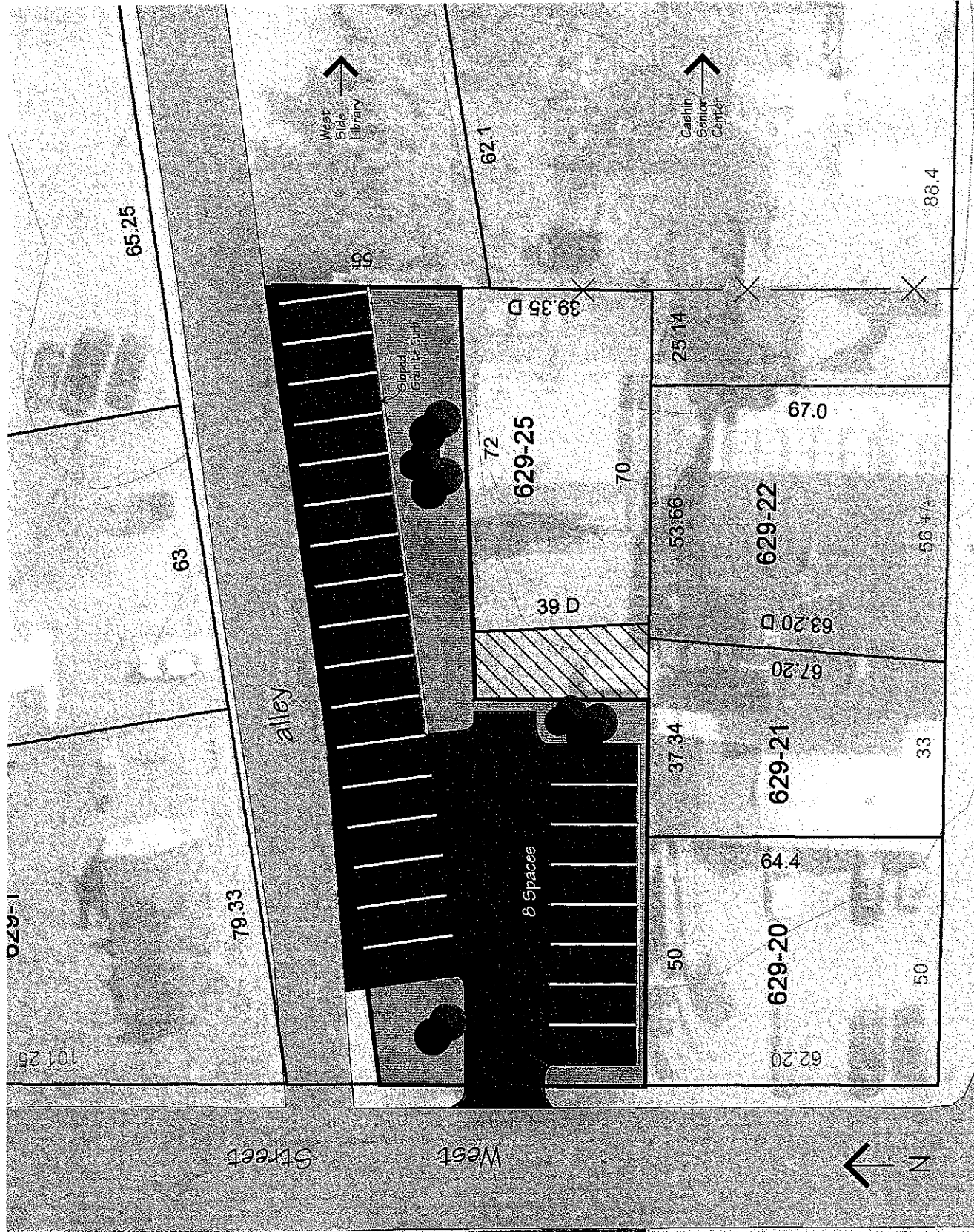
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115 West Street

Possible Use for Parking

Parking Spaces shown: 25

Current Site



Scale: 1 inch = 20 feet

July 2007

Planning & Community Development



**City of Manchester
Information Systems Department**

100 Merrimack Street
Manchester, New Hampshire 03101-2210
Phone (603) 624-6577
Fax (603) 624-6320
www.ManchesterNH.gov

June 14, 2007

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

Honorable Committee Members:

The Information Systems Department is requesting that they be included early in the discussion process of any proposed departmental move.

With the recent moves of the Parking Division and Office of Youth Services and the addition of the new Police substation, Information Systems has been very busy moving and installing the required technology at the new sites. This technology includes fiber optic cabling to the buildings, premise wiring, network hardware, computers, printers, and telephone systems. When departments move to different locations, there are usually costs associated with moving this technology. Actual costs vary by location and can be substantial.

Early notification of proposed moves will help insure that all technology costs associated with the moves are included in the decision process.

If you have any questions or comments about this request, I will be available at the committee meeting.

Your consideration is appreciated.

Sincerely,

Jennie Angell
Interim Director, Information Systems Department



AMERICORPS VISTA PROGRAM/MANCHESTER

July 24, 2007

To: Alderman Mike Garrity, Chairman
Committee on Community Improvement

Aldermen O'Neil
Alderman Osborne
Alderman Gatsas
Alderman Duval

From: Dennis A. Hebert, Director
AmeriCorps VISTA Program/Manchester

Dear Chairman Garrity,

Recently, the Mayor and Board of Aldermen (MBA) gave approval for the Office of Youth Services (OYS) to move from the Rines Center and relocate in the so-called Chase Block. Additionally, there was a sum of money appropriated for that purpose. At that time, the MBA also gave approval for the VISTA Program to occupy part of the vacated OYS office space. The VISTA Program has grown from the initial placement of six VISTA members (2003) to the current total of twenty-three VISTA members. The plan is for the VISTA Program to have at least thirty members serving in the community by November 2007.

As a condition of the VISTA grant from the Corporation for National & Community Service (CNCS), the federal government requested that the City provide necessary resources to maximize the impact of these funds. CNCS, as the grantee, is very clear in terms of what costs can be paid for under the grant. Essentially, VISTA grant funds cannot be used to pay for operational/capital expenses. Therefore, we cannot use any VISTA grant funds to pay for rent, office equipment such as computers, fax or print machines, copy machines, etc. I am hopeful that the City, as a partner with CNCS, would provide the funding necessary to help setup the VISTA Office.

The VISTA Program would need complete workstations for five people to include: the Director (Dennis Hebert), two VISTA Leaders (Pat Mallory & Sandra Plummer) and two other VISTA members working on special projects. This would also allow for personal and confidential communication with VISTA members, VISTA supervisors, community leaders, etc. I am respectfully requesting that you consider appropriating the sum of \$12,000 on a one time basis to assist the VISTA Program in setting up an office at the Rines Center. This figure is based on a quote from Jennie Angell (IS). Please see details outlined below.

Cost Estimate - VISTA Program/Rines Center

One Time

Description	QTY	Unit Cost	Total Cost
		\$	
PC	5	1,000	\$ 5,000
Monitor	5	\$ 170	\$ 850
Network Software	5	\$ 160	\$ 800
Telephones	6	\$ 229	\$ 1,374
Tel Line installation	3	\$ 55	\$ 165

\$ 8,189 **One Time**

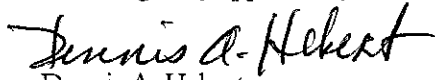
Ongoing

Description	QTY	Unit Cost	Monthly Total	Yearly Total	
Phone Lines	3	22	\$ 66.00	\$ 792.00	
Copier/Printer/Fax	1	1	\$ 110.03	\$ 1,320.36	(36 month lease)
Copier Contract	1	\$ 400.00	\$ 400.00	\$ 400.00	

\$ 2,512 **Yearly**

I also want to make it clear that the VISTA Program is not relying just on the good graces of the BMA in this matter. The VISTA Program has moved forward with a fundraising campaign and, recently, we sent letters requesting financial support to over 250 local businesses in the greater Manchester area. VISTA has contacted Donations Network to identify office furniture to outfit five work-stations. IS has offered a conference table with some chairs and Health has offered to provide VISTA with a copy machine that is in good working order. Of course, VISTA will need to purchase office supplies and related items as well.

I would greatly appreciate your consideration of this request. Respectfully,


Dennis A. Hebert

Cc: Mayor Frank Guinta
Sean Thomas
Lands & Buildings Committee
Tim Soucy
Janice Lopilato (CNCS)
Pat Mallory (VISTA Leader)
Sandra Plummer (VISTA Leader)
Bob MacKenzie
Sam Maranto

6



SNHPC

July 2, 2007

Southern New Hampshire Planning Commission

438 Dubuque Street, Manchester, NH 03102-3546, Telephone (603) 669-4664 Fax (603) 669-4350
www.snhpc.org

Alderman Henry Thibault, Chairman
Lands and Buildings Committee
City of Manchester Board of Aldermen
One City Hall Plaza
Manchester, NH 03101

Re: Southern New Hampshire Planning Commission
Computerized Ridesharing and Transportation Information System

Dear Mr. Thibault:

Since 1992, the Southern New Hampshire Planning Commission (SNHPC) has operated a computerized ridesharing and transportation information system for individuals living and working in the region. The project provides commuters and the general public with rideshare and ride matching services for carpools and vanpools as well as information on transit schedules and fares, intercity bus services, alternative commute mode options, passenger rail service, air travel information and real time accident and road project information. The information is provided through five computerized information kiosks installed at strategically selected locations throughout the region. The information is also available from home and office computers via the SNHPC website.

The SNHPC has recently evaluated the existing locations of the kiosks. In the interest of making travel information available to as many people as possible, we are interested in installing one of the information kiosks in an appropriate location at the Manchester City Hall. We would be very interested in discussing this proposal with the Manchester Lands and Buildings Committee. I will this letter up with a telephone to the Committee so that we can discuss this proposal further.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me at (603) 669-4664 or dpreece@snhpc.org if you have any questions or require further information.

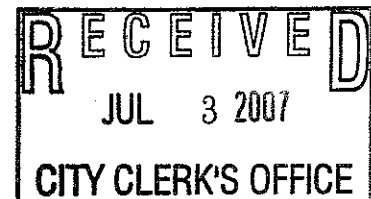
Very truly yours,

SOUTHERN NEW HAMPSHIRE
PLANNING COMMISSION

David J. Preece, AICP
Executive Director

DJP/rjk

cc: Timothy H. White, Sr. Transportation Planner, SNHPC



June 12, 2007

Your Honor,

There is a parcel of land that lies along the Manchester Rail Trail that my wife and I would like to acquire (if possible). The enclosed map has the lot outlined: 254- 20. We are interested in this piece because we live on the adjoining lot: 254-18. This acquisition would extend our back yard and give us a more rectangular lot boundary, rather than the slanting trapezoid that it is now.

The State of New Hampshire granted the railway to the City of Manchester a few years back. The only stipulation(s) the State has in regard to the grant is that the railway corridor not be interrupted. Since lot 254-20 lies outside that corridor (as do all the other lots the line the railway) it is free to use as the City sees fit.

Please feel free to contact me if you require further information. My contact information is printed below for your convenience.

Thank you in advance for your time and consideration.

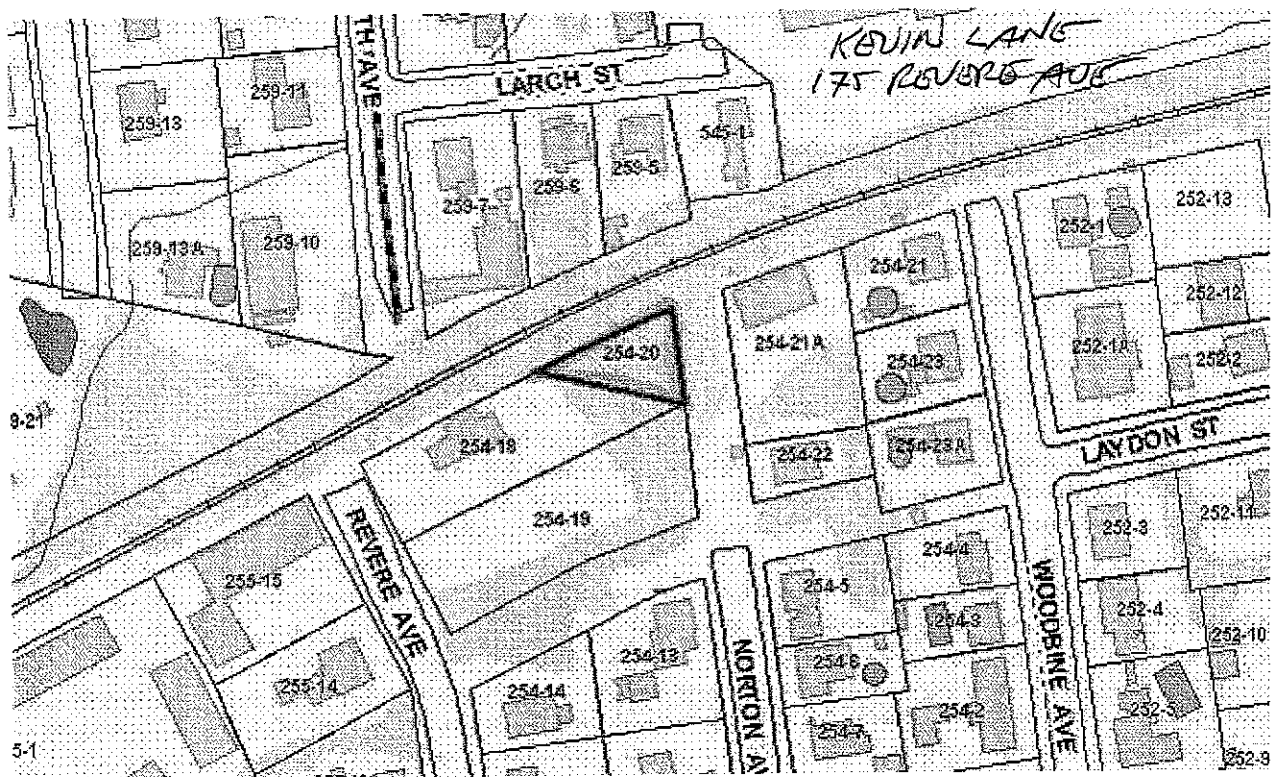
Sincerely,



Kevin Lane
175 Revere Ave.
Manchester, NH 03109
(603) 624- 7876
klane@sunriselabs.com

07 JUN 14 12:37

MANCHESTER
RECEIVED



June 20, 2007

Dear Mr. Bernier,

I received your letter (copy enclosed) regarding TM 254, Lot 20. In it you suggest I contact the State as they are the current owners.

For the past two months I have been trying to track down (once and for all) who does own the piece. My contact for the City has been Martin Miccio, Chief of Survey, City of Manchester (Department of Highways). On the State level I have been in contact with Louis Barker (State of New Hampshire, Railroad Planner).

The enclosed letter (from Louis Barker) convinced Mr. Miccio that I could approach the City with the intent of acquiring the parcel. I have included contact information for both gentlemen at the bottom of this letter.

Please excuse my oversight in not including this information in my initial correspondence.

If you could forward this to required parties for re-evaluation, I would be very grateful.

Thank you.

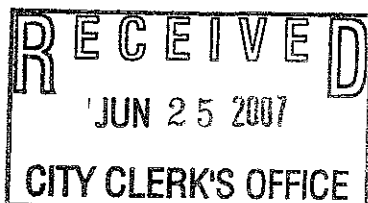
Sincerely,



Kevin Lane

Louis Barker
Railroad Planner
State of New Hampshire
7 Hazen Drive
Concord, NH
(603) 271-2468

Martin Miccio
Chief of Survey
City of Manchester
227 Maple St.
Manchester, NH
(603) 624- 6444





CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

June 20, 2007

Kevin Lane
175 Revere Avenue
Manchester, NH 03109

Re: Request to purchase TM 254, Lot 20

Dear Mr. Lane:

As had been mentioned to you previously your request to purchase the above parcel was forwarded to the Tax Collector, Board of Assessors and Planning Department. Please be advised that the Planning Director has indicated that the parcel you are interested in is actually owned by the State of NH, Department of Transportation, therefore, any request to purchase such parcel should be directed to the State.

If you choose to contact the State you may forward such communication to the State of NH, Department of Transportation, Commissioner's Office, John O. Morton Building, 7 Hazen Drive, PO Box 483, Concord, NH 03302-0483.

Sincerely,

Leo R. Bernier
City Clerk

Enclosure



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CHARLES P. O'LEARY, JR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

June 7, 2007

Martin Miccio, L.L.S.
Chief of Survey
City of Manchester, Department of Highways
22 Maple Street
Manchester, NH 03103-5596

Re: City of Manchester-owned Portsmouth Branch Railroad Corridor
Request to Purchase parcel, Lane

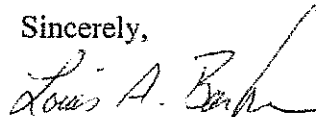
Dear Mr. Miccio,

Based on the deed language and the railroad map information, it is clear that the triangular parcel (City tax parcel 254-20) was conveyed to the State and in turn to the City with the remainder of the corridor as shown on Valuation Map V28/39. The reference to parcel 6 is to the acquisition of the property by the Concord & Portsmouth Railroad in 1861. The triangular section could be considered ancillary to the corridor and subdivided with the consent of NHDOT.

As long as the City maintains the integrity of the corridor including the 30' easement, it will meet Deed conditions. We will need a written request from the City describing the parcel and reason for disposal for our records prior to granting approval. However, in addressing Condition 2 of the Deed, the City will have to coordinate with the Department's Bureau of Environment for presentation of the request at one of their bi-monthly meetings with the State Historic Preservation Office. Please contact Ms. Joyce McKay at the Bureau of Environment, (603) 271-3226 for putting this item on the agenda.

Feel free to call with any questions.

Sincerely,


Louis A. Barker
Railroad Planner

Cc: Joyce McKay

June 12, 2007

Your Honor,

There is a parcel of land that lies along the Manchester Rail Trail that my wife and I would like to acquire (if possible). The enclosed map has the lot outlined: 254- 20. We are interested in this piece because we live on the adjoining lot: 254-18. This acquisition would extend our back yard and give us a more rectangular lot boundary, rather than the slanting trapezoid that it is now.

The State of New Hampshire granted the railway to the City of Manchester a few years back. The only stipulation(s) the State has in regard to the grant is that the railway corridor not be interrupted. Since lot 254-20 lies outside that corridor (as do all the other lots the line the railway) it is free to use as the City sees fit.

Please feel free to contact me if you require further information. My contact information is printed below for your convenience.

Thank you in advance for your time and consideration.

Sincerely,



Kevin Lane
175 Revere Ave.
Manchester, NH 03109
(603) 624- 7876
klane@sunriselabs.com

07 JUN 14 10:23:37

MAILED 07 JUN 14



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

June 20, 2007

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Sale of state-owned TM 254, Lot 20 to abutter*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.20 pertaining to the above-referenced city-owned land and building.

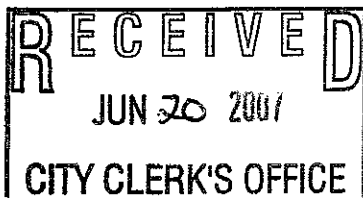
Background: Kevin Lane, the owner of a single family residence located at 175 Revere Avenue, has recently written to the City requesting the opportunity to acquire an abutting undeveloped 5,263 s.f. property known as TM 254, Lot 20, which he apparently believes is owned by the City.

Surplus Determination and Disposition: After investigating the matter, we have determined that the parcel of land Mr. Lane is interested in is actually owned by the State of New Hampshire, Department of Transportation, and, therefore, lies outside the legal jurisdiction of the City of Manchester. Our recommendation is that Mr. Lane be informed of this so that he may make further inquiries with the state if he so chooses.

If you have any questions, our staff will be available at your meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development



8
One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Land off Norton Avenue

WOODBINE AVE

NORTON AVE

PORTSMOUTH AVE

REVERE AVE

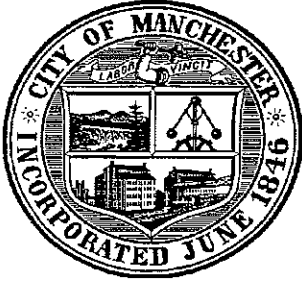
TM254 Lot 20
Owner: M. D. D. H.
5263 sq ft

775 Revere Ave.
TM254 Lot 18
Owner: Farm Lane
76,048 sq ft

775 Revere Ave.



1. This map was prepared by the City of Manchester Planning & Community Development Department (D. Beauchamp) on June 18, 2007.
2. Aerial photo taken in April, 2003.



**City of Manchester
Office of the Tax Collector**

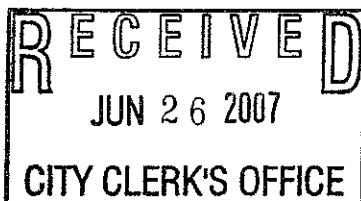
City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

Joan A. Porter
Tax Collector

Memorandum

DATE: June 26, 2007
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector
RE: L Map 254 Lot 20

In regards to the above-referenced parcel which is located on Norton Ave abutting the railroad, the Tax Collector's office has no interest in the disposition of this property since it is not a tax-deeded parcel.





**Public Service
of New Hampshire**

Public Service Company of New Hampshire
8 East Point Drive
Hooksett, NH 03106
1-800-662-7764

The Northeast Utilities System

1 City Hall Plaza
Manchester, NH 03101
Attn: Leo Bernier

Land and Buildings Committee:

Enclosed is an easement that Public Service of New Hampshire respectfully submits for your approval. This easement is required in order for PSNH to remove an existing line that currently feeds the State of NH DOT shed on Rt. 101 and to relocate said line to City owned property. (Tax map #492 Lot 12)

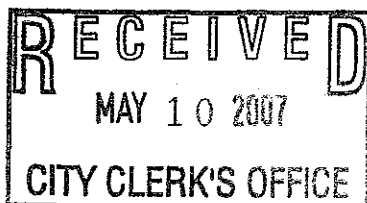
The current line feeds between lots known as Tax map lot 13 and lot 15. The customer who owns lot 13, (229 Groveland Ave), has raised the grade of his property considerably and requested that PSNH remove the existing overhead line. During our review process, PSNH came to the conclusion that we had not obtained sufficient legal rights to remain over said property. I am also enclosing a copy of the tax map with lot lines and abutters list. As well as a copy of the existing Deed of Warranty and Easement for the water line.

Please contact me at the number below with any questions or concerns.

Respectfully submitted,

John O'Connor
PSNH Field Technician
8 East Point Drive
Hooksett, NH 03106
Hooksett Area Work Center
Office 603-634-2076
Fax 603-634-2007
Oconnjp@nu.com

C.C.
Pauline Boire - PSNH
Doug Frazier - PSNH
Dennis Anctil - City of Manchester
Chuck Deprima - City of Manchester



9

Public Service of NH
Attn: Pauline Boire
PO Box 330
Manchester, NH 03105
EBA- _____
STORMS# 710864
Town: 293

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that the City of Manchester, a New Hampshire municipal corporation having a place of business at One City Hall Plaza, Manchester, County of Hillsborough, State of New Hampshire 03101 (hereinafter called the Grantor(s)), for consideration paid, grant(s) to PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), a corporation duly established by law, with a mailing address of P.O. Box 330, in Manchester, in the County of Hillsborough, in the State of New Hampshire, 03105, (hereinafter called the Grantee), and its successors and assigns, with QUITCLAIM covenants, the RIGHT and EASEMENT to lay, install, construct, reconstruct, operate, maintain, repair, replace, patrol and remove aboveground lines which may consist of wires, markers, poles, and towers together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or communications and intelligence, and to do the necessary cutting and trimming of trees and brush, over, under and across land owned by the Grantor(s) off Groveland Avenue in Manchester, County of Hillsborough, State of New Hampshire, more fully described in deeds of Felix A. Catudal to City of Manchester all dated April 28, 1972 and recorded in the Hillsborough County Registry of Deeds, Book 2208, Pages 276; 277; 278.

Said easement will be located within the following described limits:

Beginning at pole numbered 689/12 to be located on the northeasterly side of Groveland Avenue and extending aboveground in a northeasterly direction one hundred twenty six (126) feet, more or less, to the northeast boundary of property currently known as Tax Map 492, Lot 12; thence continuing aboveground in a northeasterly direction two hundred (200) feet, more or less, placing two poles to be numbered 689/12-1 and 689/12-2 within property known as Tax Map 522, Lot 5, to a point on the northeast boundary at land now of the State of New Hampshire to provide service to said State property.

The width of this easement shall be 20 feet; 10 feet either side of the center line of the distribution lines as constructed. This easement grants the right for guying/anchoring facilities outside the 20 foot strip. Together with the right to lay, install, construct, reconstruct, operate, maintain, repair, replace and remove any service cables and related equipment extending to any

buildings or structures on said land in order to provide electric or telephone service and/or communications and intelligence thereto. This conveyance shall include the right of access from other land of the Grantor(s) for all purposes in connection with the exercise of the within granted easement; the right to excavate, trench, and backfill by men or machines and temporarily to place excavated earth and other material on adjacent land, provided that the land shall be restored by the Grantee(s) to substantially the condition in which it was immediately prior to such excavation, trenching, and backfilling; the right to go upon adjoining land when working on said lines and associated equipment.

The Grantor(s) for itself and its heirs, executors, administrators, successors and assigns, covenant(s) and agree(s) that it will not erect or maintain, or permit to be erected or maintained, any building or structure of any kind or nature upon the land over said easement and that it will not plant or permit to be planted any trees over said easement.

Witness our hands this _____ day of _____, 2006.

City of Manchester

BY: _____
Frank C. Guinta, Mayor

State/Commonwealth of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Frank C. Guinta, Mayor of the City of Manchester a New Hampshire municipal corporation.

My Commission expires:

Notary Public/Justice of the Peace

9

Public Service of NH
Attn: Pauline Boire
PO Box 330
Manchester, NH 03105
EBA- _____
STORMS# 710864
Town: 293

EASEMENT DEED

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Said easement will be located within the following described limits:

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buildings or structures on said land in order to provide electric or telephone service and/or communications and intelligence thereto. This conveyance shall include the right of access from other land of the Grantor(s) for all purposes in connection with the exercise of the within granted easement; the right to excavate, trench, and backfill by men or machines and temporarily to place excavated earth and other material on adjacent land, provided that the land shall be restored by the Grantee(s) to substantially the condition in which it was immediately prior to such excavation, trenching, and backfilling; the right to go upon adjoining land when working on said lines and associated equipment.

The Grantor(s) for itself and its heirs, executors, administrators, successors and assigns, covenant(s) and agree(s) that it will not erect or maintain, or permit to be erected or maintained, any building or structure of any kind or nature upon the land over said easement and that it will not plant or permit to be planted any trees over said easement.

Witness our hands this _____ day of _____, 2006.

City of Manchester

BY: _____
Frank C. Guinta, Mayor

State/Commonwealth of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Frank C. Guinta, Mayor of the City of Manchester a New Hampshire municipal corporation.

My Commission expires:

Notary Public/Justice of the Peace

9

Please Return To:

Olde Patriot Title & Closing Services, Inc.

77 Gilcrest Road, Suite 1000

Londonderry, NH 03053

File #041-00244

F17

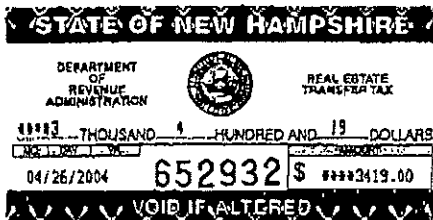
4037170

2004 APR 26 AM 11:22

1111K

492

Lot 15

14.37
2.37
4.373419.00
\$

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that James R. Palys, married, of 42 Twin Bridge Road, Weare, NH

for consideration paid grant to Daniel W. Laughner and Kimberly M. Laughner, husband and wife, of 1791 Bodwell Road, #20, Manchester, NH 03109

with WARRANTY COVENANTS.

as joint tenants with rights of survivorship

Several tracts of land with the buildings thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, more particularly described as Lots No. 147, 148, and 149 Groveland Avenue, Manchester, New Hampshire, as shown on Plan of Land in Manchester, New Hampshire entitled "New Hampshire Lakeview Terrace, John T. Desmond, C.E., June 1899" and being recorded in the Hillsborough County Registry of Deeds as Plan No. 306A.

Said premises are subject to Pole and Line easement to State of New Hampshire as recorded in said Registry in Volume 1693, Page 220. Said premises are also subject to right to State of New Hampshire to construct a water line as recorded in said Registry of Deeds in Volume 2431, Page 284.

Meaning and intending to convey the same premises conveyed to the above grantors by deed of Robert J. Palys dated December 31, 2000, and recorded at the Hillsborough County Registry of Deeds at Book 7149, Page 1072.

THE ABOVE PROPERTY IS NEITHER THE HOMESTEAD OF THE GRANTOR OR HIS/HER SPOUSE AND THEREFORE HOMESTEAD RIGHTS DO NOT APPLY.

BK 7217 PG 1176

9

Please Return To:

Olde Patriot Title & Closing Services, Inc.

77 Gilcrest Road, Suite 1000

Londonderry, NH 03053

File #041-00244

WITNESS our hand and seal this 23rd day of April, 2004.

David J. Ryan
Witness

James R. Palys
James R. Palys

State of New Hampshire

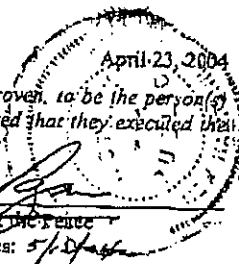
County of Rockingham

Personally appeared James R. Palys known to me, or satisfactorily proven, to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

David J. Ryan
Notary Public/State of New Hampshire

My Commission Expires: 5/1/06



BK7217PG1177

220

DEED OF WARRANTY

THAT I, WARREN K. CRAIG, single, of MANCHESTER, HILLSBOROUGH County, State of NEW HAMPSHIRE, for consideration paid, grant to The State of New Hampshire, with WARRANTY covenants,

A pole line easement across my property starting on the Easterly side of Groveland Avenue in the City of Manchester, County of Hillsborough, State of New Hampshire, and running in an Easterly direction across the Northerly side of my premises to land of BURTON H. COOK. AND with this Easement the GRANTOR does hereby convey to the State of New Hampshire the right to construct, repair, rebuild, operate, patrol and remove overhead lines consisting of electric and/or telephone wires, poles, together with crossarms, braces, anchors, guys and other equipment for transmitting electric current and/or intelligence over.

TO HAVE AND TO HOLD the granted easement with all the privileges thereunto belonging to the State of New Hampshire, it and its successors and assigns forever.

WITNESS my hand and seal this _____ day of _____, A.D., 1962.

WITNESS:

STATE OF NEW HAMPSHIRE
County of HILLSBOROUGH

On this the _____ day of _____, 1962, before me, Loren A. Mitchell, the undersigned officer, personally appeared Warren K. Craig known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Justice of the Peace - Notary Public.

HILLSBOROUGH, SS. Received and recorded 0-30 A.M., July 18, 1962.

Examined by

Donat Corriveau

Register.

BK-2431 PGE-284

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT, I, Fannie Bell Craig, widow, of 183 Bismark Street, Manchester, County of Hillsborough, State of New Hampshire, for and in consideration of the sum of one dollar and other valuable consideration, before the delivery thereof, well and truly paid by the State of New Hampshire, the receipt whereof I do hereby acknowledge, do hereby release to the said State of New Hampshire the right to construct a water line on my property in said City of Manchester as shown on a Plan of Manchester - B-2718 on record in the N. H. Department of Public Works and Highways, an easement on a strip of land having the Center Line described as follows:

Beginning at a point on the North side of Groveland Avenue in said Manchester and running parallel to and five (5') feet Southeasterly of the Center Line of the existing power poles.

AND I DO HEREBY ALSO RELEASE to the State of New Hampshire the right to forever maintain said pipeline in good repair and enter upon my land at any and all times for the purpose of cleaning out and servicing said pipeline, providing however, that no damage to my land or crops is occasioned by these entries or repairs.

I HEREBY RELEASE the said City of Manchester and the State of New Hampshire from any and all claims to damage arising from or incidental to the construction or the maintenance of the water line easement referred to above with the exception as stated.

TO HAVE AND TO HOLD the granted easement with all the privileges thereunto belonging to the State of New Hampshire, it and its successors and assigns forever.

IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 9th day of December, 1975.

Signed, sealed and delivered
in the presence of:

Richard B. Patton

Fannie Bell Craig
Fannie Bell Craig

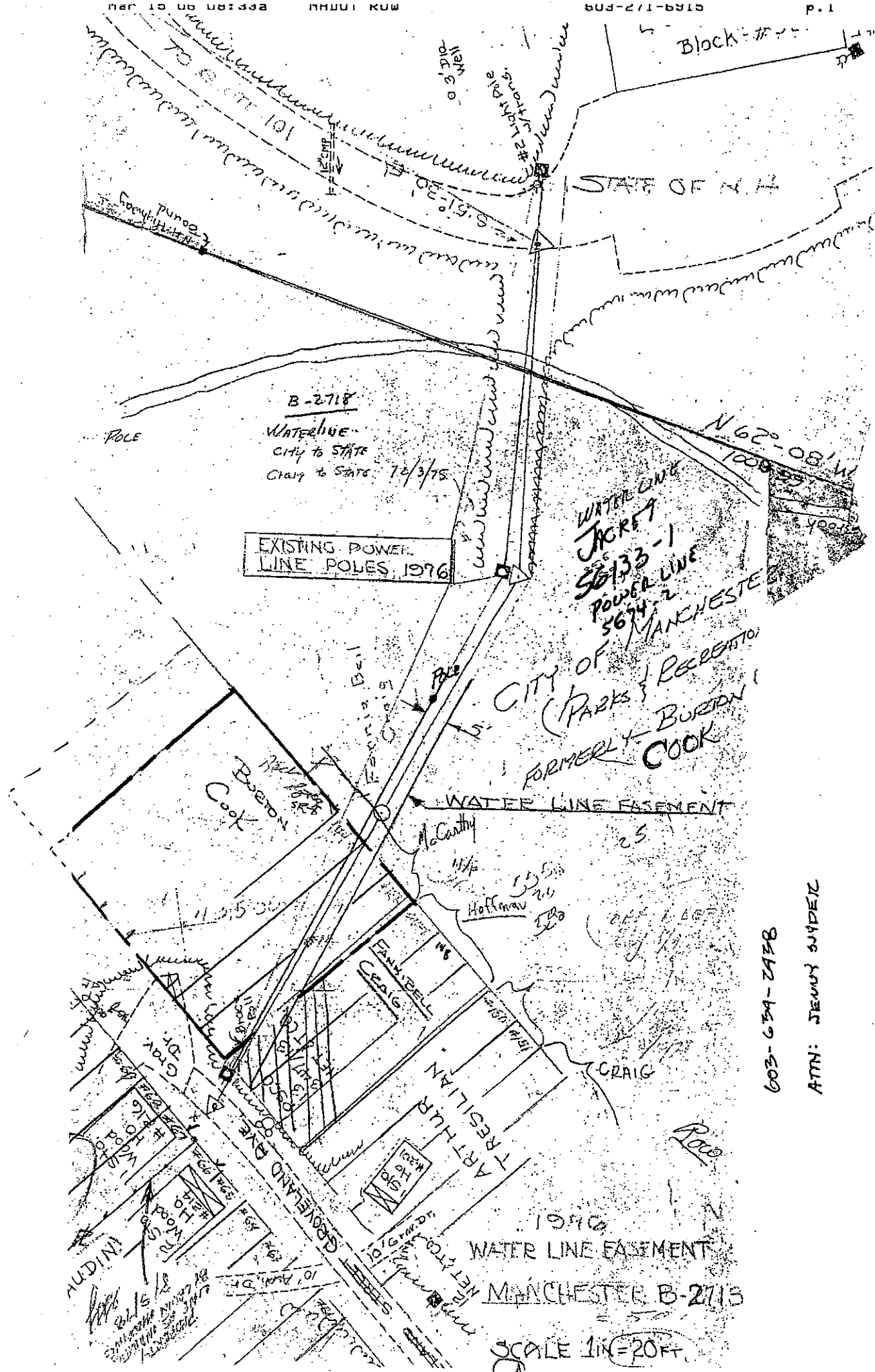
STATE OF NEW HAMPSHIRE, Hillsborough SS. Dec 3 A.D., 1975.

Personally appeared the above-named Fannie Bell Craig and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Warren H. [Signature]
Justice of the Peace

DEC 9 9 50 AM '75

RECEIVED
HILLSBOROUGH COUNTY
REGISTRY OF DEEDS



JUNE 1899

HESTER,

PARED BY

OT -

ERAL AID
2328, CANDIA

ORDED AND

AP 522 LOT 1,
ATED
GINEERING

ON PLAN
STER, TAX
HIRE" DATED
EERING,

OT 1, 1832
RUE

TAX MAP #869 LOT #21A
STATE OF NEW HAMPSHIRE
P.O. BOX 483
C/O JOHN O. MORTON BLDG
CONCORD, NH 03301-0483

COPY

ROUTE 101

GROVELAND AVENUE

ADDITIONAL ABUTTERS LIST

TAX MAP #493 LOT #16B
WESLEY & KATHLEEN CAMIC
73 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 2438 P. 181
V. 2449 P. 262

TAX MAP #493 LOT #14
EDWARD & ALICE GLANCE
109 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 1324 P. 410
V. 2091 P. 397

TAX MAP #493 LOT #12B
ELAINE GARON
135 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 5303 P. 70

TAX MAP #493 LOT #13
JOHN & ADRIAN O'NEIL
129 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 6985 P. 85

TAX MAP #493 LOT #12 & 23
RICHARD GARON
135 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 6707 P. 853
V. 7420 P. 995

TAX MAP #493 LOT #12A &
TAX MAP #492 LOT #21
MARC & LISA VALLEE
155 GROVELAND AVENUE
MANCHESTER, NH 03104-5822
V. 2977 P. 176

TAX MAP #492 LOT #26, 20, 18A, 16 & 12
CITY OF MANCHESTER
ONE CITY HALL PLAZA
MANCHESTER, NH 03104
V. 2208 P. 276
V. 2208 P. 277
V. 2208 P. 268

TAX MAP #492 LOT #19
CHARLES LOUGEE
147 HACKETT HILL ROAD
MANCHESTER, NH 03105-2510
V. 1097 P. 236

TAX MAP #492 LOT #17 & 18
LAURIE BERNARD
201 GROVELAND AVENUE
MANCHESTER, NH 03104
V. 6780 P. 1045

TAX MAP #492 LOT #15
DANIEL & KIMBERLY LAUGHNER
215 GROVELAND AVENUE
MANCHESTER, NH 03104
V. 7217 P. 1176

TAX MAP #492 LOT #13
ERIC VAUGHAN
229 GROVELAND AVENUE
MANCHESTER, NH 03104-5823
V. 5967 P. 1894

TAX MAP #492 LOT #11
MARY A. BOBOTAS REV. TR.
85 MIRROR STREET
MANCHESTER, NH 03104
V. 6150 P. 1765

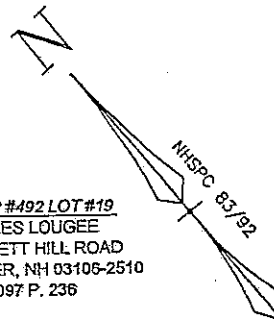
TAX MAP #492 LOT #10
ARTHUR & LOUISE DESLILE
216 GROVELAND AVENUE
MANCHESTER, NH 03104-5821
V. 1481 P. 326

TAX MAP #492 LOT #9A
STATE OF NH DEPARTMENT
OF HIGHWAYS
1 HAZEN DRIVE
CONCORD, NH 03301

TAX MAP #522 LOT #4
MANCHESTER WATER WORKS
281 LINCOLN STREET
MANCHESTER, NH 03103
V. 968 P. 191

TAX MAP #522 LOT #5
EXISTING
9.74 ACRES±
PROPOSED
9.65 ACRES±

PARCEL "A" -
3,735 S.F.±
0.0857 ACRES±



S55°14'55" W. 155.00'
S56°17'59" E. 7.00'



City of Manchester

8-22-06 Tabled

Office of the Mayor
Hon. Frank C. Guinta

August 1, 2006

IN BOARD OF MAYOR & ALDERMEN

DATE: August 1, 2006

ON MOTION OF ALD. Lopez

SECONDED BY ALD. Roy

VOTED TO refer to the Committee on
Lands and Buildings

L. H. Benner
CITY CLERK

The Honorable Board of Aldermen
One City Hall Plaza
Manchester, NH 03101

Re: Seal Tanning Lot, Granite Street Lot & Phillippe Cote Way

Dear Members of the Honorable Board:

Yesterday my office received an official request from David Brady of Brady-Sullivan Properties requesting that the above referenced parcels, currently owned by the City of Manchester, be placed out for competitive, sealed bid. Having conferred with staff this morning about this matter, it is my recommendation that the Board refer this letter to the Committee on Lands & Buildings for its thoughtful consideration. Furthermore I am asking staff to concurrently prepare recommendations for the committee.

Sincerely,

Frank C. Guinta
Mayor

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BRADY SULLIVAN
P R O P E R T I E S

July 28, 2006

(HAND-DELIVERED)

The Honorable Mayor Frank C. Guinta
Mayor of Manchester
One City Hall Plaza
Manchester, NH 03101

Dear Mayor Guinta:

Please accept this letter as affirmation of Brady Sullivan Properties' interest in pursuing the acquisition of certain City-owned properties located within the Historical Millyard District. More specifically, our interests include those properties located on Granite Street, Phillippe Cote Way and the Seal Tanning parking lot.

As property owners of the Waumbec Mill, a 450,000 square foot multiple-use mill complex located nearby the above-referenced subject properties, the critical lack of parking is jeopardizing our efforts to retain existing and procure additional Class A tenants. While this opinion is surely shared by other Millyard owners, we feel it is time for the City to seek out new partners who have a willingness to channel their creative planning resources and private monies to remedy this serious Millyard deficiency. The mere reshuffling of property ownership from municipal to private hands is not an economic development strategy in itself unless it contains specific and immediate initiatives to **create more available parking**. We at Brady Sullivan Properties stand willing to commit our resources to invest in the Millyard's future through the purchase of these properties by adding more structured parking above the at-grade parking tracts referenced-above.

We acknowledge the myriad of complexities, political and economic, that come with the disposition of these municipal assets. A number of fine Millyard buildings have been redeveloped and house businesses whose employees now park on these City-owned lands. Our interests would be to strategically increase the number of available parking spaces for the entire southerly portion of the Millyard through the phased construction of new spaces in structured facilities. We will work with businesses now utilizing these parking areas to protect their economic infrastructural base. Moreover, our professional management of the existing parking assets along with the addition of new structured parking will position us to become involved with other buildings within this neighborhood that are now threatened by demolition due to their dilapidated/deteriorating physical condition.

Given the above, we hereby request the City of Manchester offer the sale of the aforementioned City-owned properties by sealed bid. In doing so, this would ensure an economic return far exceeding that which has been recently considered. The true

670 N. COMMERCIAL STREET MANCHESTER NH 03101
P 603.622.6223 F 603.622.7342
BRADYSULLIVAN.COM

10

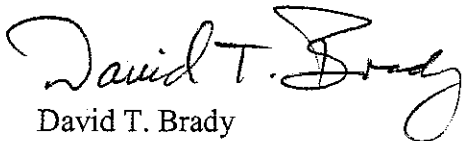
The Honorable Frank C. Guinta
July 28, 2006
Page 2

economic benefit of this approach will be realized in the future as market-inhibiting obstacles are diminished, allowing for the repositioning of the Millyard's built assets. Existing businesses will feel comfortable expanding their operations while new businesses will find the market ready to accommodate their needs.

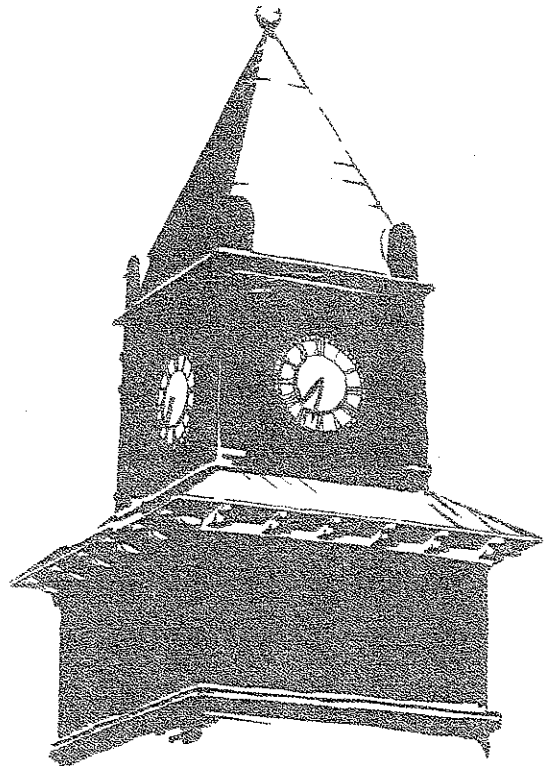
As mentioned above, we at Brady Sullivan Properties will continue to commit ourselves to work hand-in-hand with the City of Manchester in finding broader solutions to our shared Millyard problems. While our Seal Tanning parking lot initiative would be a necessary first step in mitigating some of the parking shortages now experienced in the Millyard's southern tier properties, we remain steadfast in our desire to partner with the City in the development of the more centrally located Bedford Parking Lot site. The strategic development of this parcel is critical to the continued gentrification of the surrounding Millyard properties, as well as lending new parking infrastructure for future anticipated development on adjacent, underutilized parcels of land. The prospect of introducing new and exciting marketing opportunities within the heart of the Millyard can only be accomplished if the level of private investment is matched by the City's commitment to invest in creative economic development solutions.

We look forward to your deliberations on our proposal for the disposition of the Seal Tanning parking lot and surrounding municipal parcels as well as the initiation of negotiations relative to the Bedford Parking Lot.

Respectfully submitted,


David T. Brady

cc: Alderman Mark E. Roy
Alderman Theodore L. Gatsas
Alderman Patrick T. Long
Alderman Jerome Duval
Alderman Ed Osborne
Alderman Real R. Pinard
Alderman William P. Shea
Alderman Betsi L. DeVries
Alderman Michael Garrity
Alderman George Smith
Alderman Henry R. Thibault
Alderman Armand Forest
Alderman-At-Large Daniel P. O'Neil
Alderman-At-Large Mike Lopez





CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

MEMORANDUM

To: Mayor Guinta
Thomas R. Clark, City Solicitor

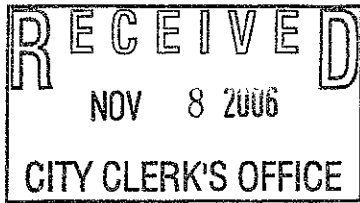
From: Paula L-Kang
Deputy Clerk *PLC*

Date: April 23, 2007

Re: Request to purchase city-owned parcels (Phillip Street)

Please be advised that at a meeting of the Committee on Lands and Buildings held on April 17, 2007, it was voted to refer the enclosed communication relative to the above-referenced to you to work together to negotiate a price or whatever else may be appropriate.

Enclosure



Dear Mrs. Carol Johnson,

11/4/06

My name is France Howard and I live at 126 Phillip Street, I spoke with my Alderman Mr. Armand Forest ward 12 and with Tom Nichols from the board of Assessors office. I was told you're the next person to contact; I need to see if I can obtain lot 861 # 32 and 32A these two lots are city owned. They abut my property.

The reason I need these lot is with all the flooding we had in May I was very much affected. I still am and need to find a way to rebuild, for the city and PSNH have not done anything with the pond that abut my property. It's been a real nightmare and still my problems are not over.

My home is not worth much of anything, with this pond and the flooding it can still cause me. So I have decided to try an recon figurate my property differently. The only way I can do this is by being able to obtain these city lots. I have lived here 20 years of more, and these lots are no use to anyone, now with this pond problem, I need these lots to try and reconstruct my property differently.

You can speak to Mr. Nichols he has been out to see my property, Also Mr. Forest is aware that I need to do something. And will speak on my behalf on obtaining these lots.

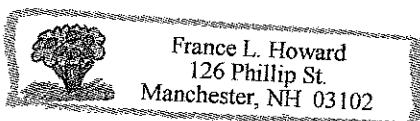
Could you let me know what steps I need to do next, thank you for you time.

Sincerely

A handwritten signature in cursive script that reads "France L. Howard".

Ms. France L. Howard

My Number (860-5095)
Armand Forest #669-0646
Thomas Nichols #624-6520





CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



David M. Cornell, Chairman
Thomas C. Nichols
Stephan W. Hamilton

Christine Hanagan
Assistant to Assessors

To: Committee on Lands and Buildings
From: Board of Assessors
Date: December 5, 2006
Re: Map 861 Lots 32 & 32A
Request to Purchase Property


The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:


Property Location	Phillip Street (see attached GIS map)
Assessors Map/Lot	Map 861 Lots 32 & 32A
Property Owner	City of Manchester Tax Collector
Property Type	Vacant Land
Assessing Neighborhood	Neighborhood 500
Improved/Vacant	Vacant
Total Land Area	8,000 square feet
Current Zoning	R-1A
Overlay District	N/A
Easements/Restrictions	None Known
Utilities Available	Water, Sewer and Electric
Total Current Assessment	The current assessment is \$12,800 for each lot.
Indicated Range of Value/Unit	\$1.30 per square foot
Indicated Range of Value	\$10,400
Comments	Parcel 32 has 20 feet on Phillip Street and is 200 feet deep (4,000 sq. ft.). Parcel 32A is 40 feet by 100 feet (Also 4,000 sq. ft.). Zoning is R-1A, residential single family. The subject parcels are not conforming building lots, as they do not meet minimum lot requirements of 100 feet frontage, and 12,500 square feet.

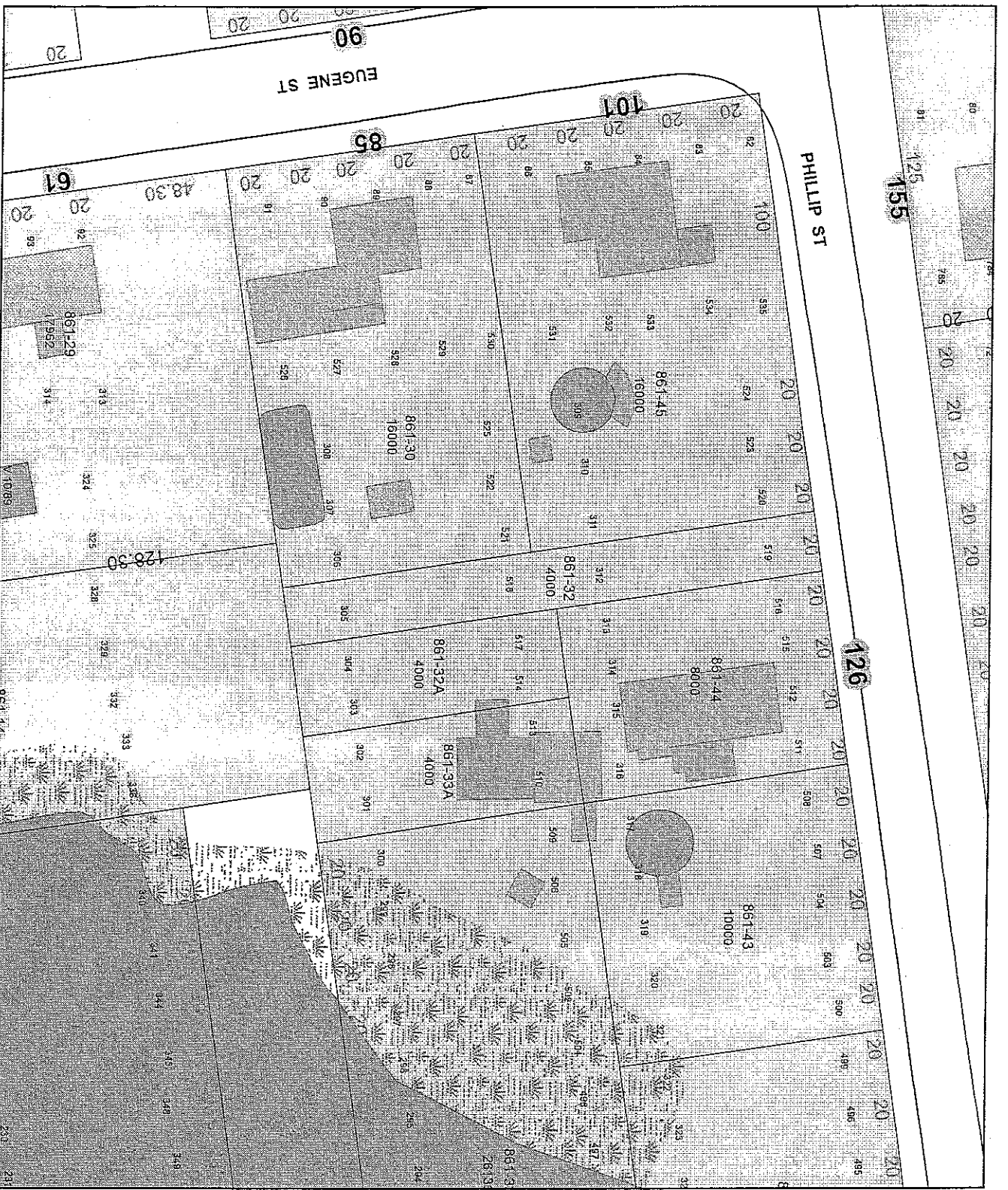
Respectfully submitted,


David M. Cornell

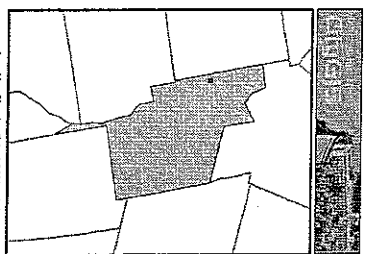
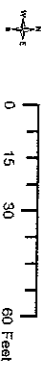
Enclosure:


Thomas C. Nichols


Stephan W. Hamilton



City of Manchester, New Hampshire - CityGIS Map Print



LEGEND

	Building		Water
	Road		Wetland
	Open Space		Surrounding Towns
	Other		Other

DISCLAIMER

The information appearing on this map is for the convenience of the user and is not intended to be used as a legal document. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered as approximations, and as such have no official or legal value. The City makes no warranty, expressed or implied, of the accuracy, completeness, reliability, or suitability of this information. The City assumes no liability for any loss or damage resulting from the use of this information. The official public records from which this information was compiled are kept in the office of the City Clerk, and are available for inspection and copying during regular business hours. By using this map, you agree to these terms and conditions.



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

November 30, 2006

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Sale of City-owned parcels known as TM 861, Lots 32 & 32A off Phillip Street*

Honorable Committee Members:

The owner of a residence at 126 Phillip Street has requested permission to acquire two small tax-deeded city-owned parcels which abuts their property (see attached map).

We are currently attempting to discover whether or not there are any long-term City uses for the lands in question and, towards this end, have communicated with, and are awaiting feedback from, the Highway Department. With this in mind, we need some more time to complete our report to you.

If there are any questions, staff will be available at the committee meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Vicinity of 126 Phillip Street

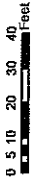
PHILLIP STREET

126 Phillip St.
TM 861, Lot 44
7,400 s.f. (0.17 ac.)

City Owned
TM 861, Lot 32
4,611 s.f. (0.11 ac.)

City owned
TM 861, Lot 32A
3,463 s.f. (0.08 ac.)

EUGENE STREET



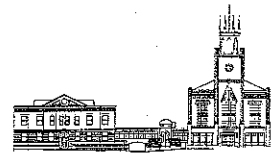


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

January 26, 2007

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Sale of City-owned parcels known as TM 861, Lots 32 & 32A off Phillip Street*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.20 pertaining to the above-referenced city-owned land and building.

Background: Because of issues associated with recent natural flooding of wetlands near their property, the owner of a residence at 126 Phillip Street (TM 861, Lot 44) has requested permission to acquire two small tax-deeded city-owned parcels (TM 861, Lots 32 & 32A) which abuts their property off Phillip Street. As may be seen on the accompanying map, one of the two city-owned lots in question is also abutted by two other residential property owners.

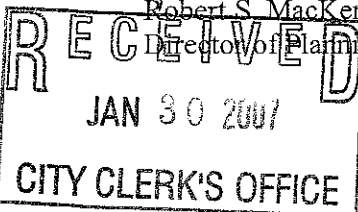
Surplus Determination and Disposition: After discussing this request with appropriate City agencies, we have determined that there are no known reasons why the City should retain ownership of these two parcels and it is, therefore, the recommendation of the Planning & Community Development Department that they be deemed surplus to City needs.

Because the two city-owned lots do not have adequate street frontage and, therefore, could not be developed as a separate house lot, and because both abutting residential neighbors have expressed no interest in acquiring either of these properties, we further recommend selling the two parcels to the owner of 126 Phillip Street at a price determined by the Assessor's Department. If such a sale is deemed appropriate, we would further recommend that the Board attach a condition to the sale which requires that Lots 32 and 32A be merged with Lot 44 to form a single parcel.

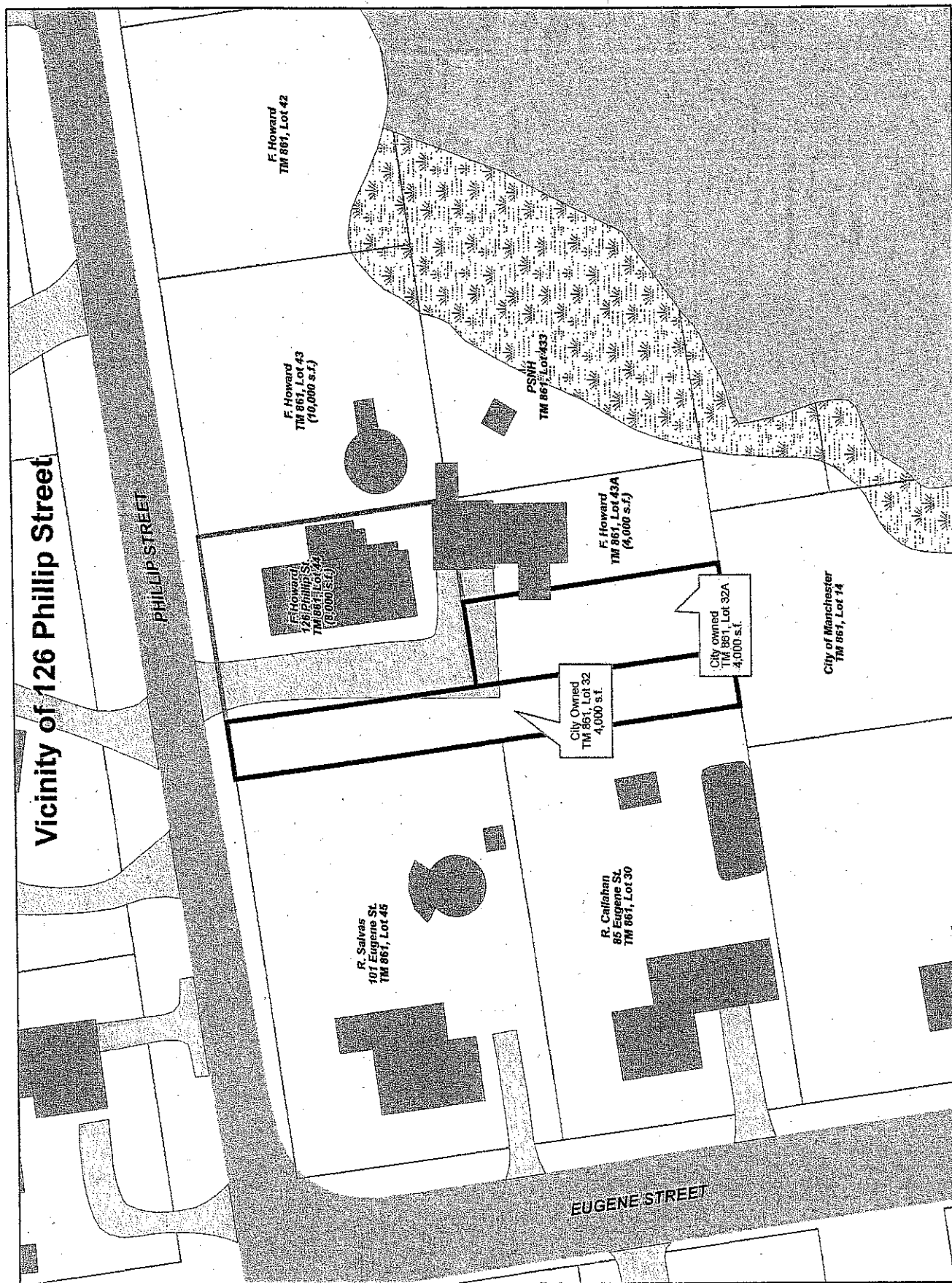
If you have any questions, our staff will be available at your meeting.

Sincerely,

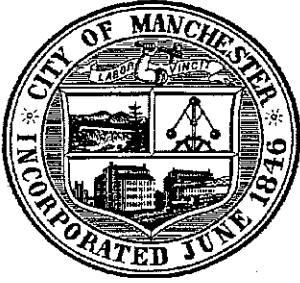
Robert S. MacKenzie, AICP
Director of Planning and Community Development



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov



1. This map was prepared by the City of Manchester Planning & Community Development Department (D. Beauchesne) on January 5, 2007.



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

Joan A. Porter
Tax Collector

Memorandum

DATE: December 5, 2006
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector *Joan*
RE: **L Phillips St (aka lots 514-517 Francis to Phillip)**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Phillips St**

Prior Owners: Antoine Roy
Map/Lot: 0861/0032-A
Lien Date: 5/22/1932
Deed Date: 5/28/1934
Recorded Date: 5/28/1934
Book/Page: 0932/0116
Back Taxes \$6.69 (not including interest and costs)

I do not have any objections to the disposition of this property.

11



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

Joan A. Porter
Tax Collector

Memorandum

DATE: December 5, 2006
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector *Joan*
RE: **L Phillips St (aka lots 518-519 Francis to Phillip)**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Phillips St**

Prior Owners: Graham Builders
Map/Lot: 0861/0032
Lien Date: 5/16/1977
Deed Date: 1/16/1980
Recorded Date: 1/18/1980
Book/Page: 2748/0025
Back Taxes \$32.30 (not including interest and costs)

I do not have any objections to the disposition of this property.

11